086.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,200 / 1,054,200
					USE VALUE:	1,054,200 / 1,054,200
					ASSESSED:	1,054,200 / 1,054,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CERUNDOLO DEBRA L
Owner 2:	
Owner 3:	
Street 1:	179 WESTMINISTER AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CERUNDOLO RALPH & DEBRA -
Owner 2:	-
Street 1:	179 WESTMINISTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,545 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Clapboard Exterior and 1921 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8545.000	576,500	4,300	473,400	1,054,200
Total Card	0.196	576,500	4,300	473,400	1,054,200
Total Parcel	0.196	576,500	4,300	473,400	1,054,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.89 | /Parcel: 548.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54540

GIS Ref

GIS Ref

Insp Date 11/08/18

!7027!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	576,500	4300	8,545.	473,400	1,054,200	1,054,200	Year End Roll	12/18/2019
2019	104	FV	436,600	2600	8,545.	466,700	905,900	905,900	Year End Roll	1/3/2019
2018	104	FV	436,600	2600	8,545.	358,500	797,700	797,700	Year End Roll	12/20/2017
2017	104	FV	410,500	2600	8,545.	338,200	751,300	751,300	Year End Roll	1/3/2017
2016	104	FV	410,500	2600	8,545.	311,100	724,200	724,200	Year End	1/4/2016
2015	104	FV	360,600	2600	8,545.	290,800	654,000	654,000	Year End Roll	12/11/2014
2014	104	FV	360,600	2600	8,545.	267,800	631,000	631,000	Year End Roll	12/16/2013
2013	104	FV	397,300	2600	8,545.	267,800	667,700	667,700		12/13/2012

PRINT

Date	Time
12/10/20	21:42:35

LAST REV

Date	Time
07/18/19	09:19:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7027

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CERUNDOLO RALPH	60234-589		10/12/2012	Convenience	1	No	No		
CERUNDOLO RALPH	24929-170		10/18/1994	Convenience	1	No	No		
	17678-587		12/1/1986		255,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2015	465	Redo Bat	65,000					
8/17/2010	1007	Redo Kit	300,000	C				ext rehab/new bath
8/13/2009	696	Redo Bat	10,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
2/21/2013	Inspected	BR	B Rossignol
3/24/2011	Info Fm Prmt	BR	B Rossignol
5/2/2009	Inspected	372	PATRIOT
3/25/2009	Measured	372	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8545		Sq. Ft.	Site		0	70.	0.79	6									473,448						473,400	

Total AC/HA: 0.19617 | Total SF/SM: 8545 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 473,448 | Spl Credit | Total: 473,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.23823524
Const Adj.:	0.99742496
Adj $ / SQ:	209.958
Other Features:	129674
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604270
Depreciation:	27796
Depreciated Total:	576474

COMMENTS

FORCED HOT AIR ON 1ST FLOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

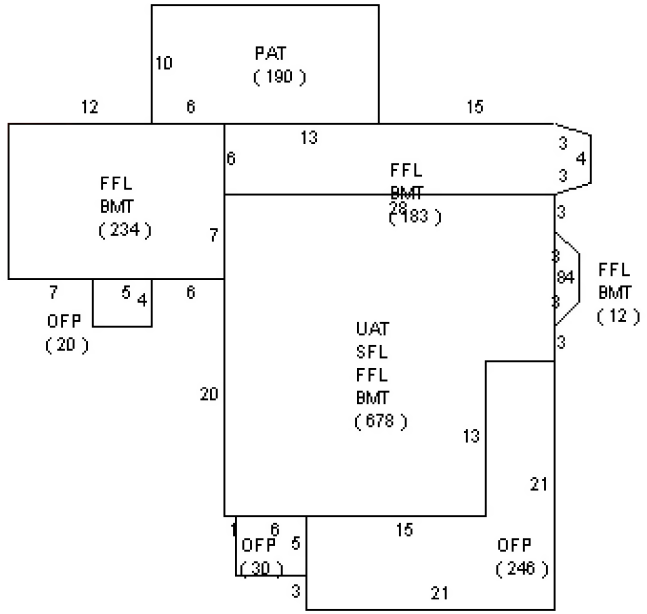
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	209.96
Special Features:	0	Val/Su Net:	162.49
Final Total:	576500	Val/Su SzAd	322.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,107	62.990	69,727
FFL	First Floor	1,107	209.960	232,423
SFL	Second Floor	678	209.960	142,351
OFP	Open Porch	296	22.020	6,517
PAT	Patio	190	4.210	800
UAT	Upper Attic	170	134.370	22,776

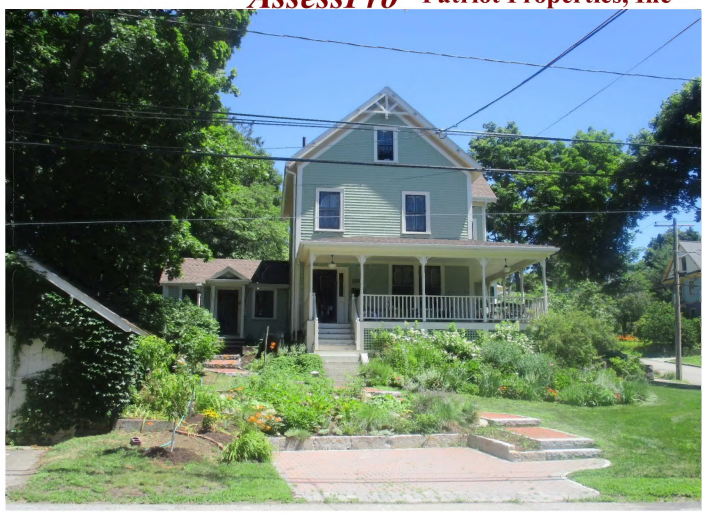
Net Sketched Area:	3,548	Total:	474,594
Size Ad	1785	Gross Are	4056	FinArea	1921
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1915	26.57	T	40	104			3,400			3,400
19	Patio	D	Y	1	11x26	A	AV	2010	3.56	T	7.2	104			900			900

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300